
ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: October 26, 2015

Project Name: Kinkade Crossing Preliminary Plat

Project Number: LUA15-000695, ECF, MOD, PP

Project Manager: Clark H. Close, Senior Planner

Owner: Nordic Ridge, LLC, 15 Lake Bellevue Dr #102, Bellevue, WA 98005

Applicant/Contact: Phillip Kitzes, PK Enterprises, 23035 SE 263rd St, Maple Valley, WA 98038

Project Location: 17709 116th Ave SE (APN 3223059303)

Project Summary: The applicant is requesting Preliminary Plat, SEPA Environmental Review and two (2) road modification for approval of a 17-lot subdivision. The 3.63 acre site is located at 17709 116th Ave SE (APN 3223059303) within the Residential-8 zoning district. The parcel is proposed to be divided into 17 residential lots, a storm drainage tract, a park tract, and a shared driveway tract. The drainage tract measures 17,680 square feet (sf) and consist of a stormwater pond located in the northeast corner of the site. The applicant would dedicate 43,771 sf for public right-of-way to serve the new lots. The proposed lots would range in size from 5,000 sf to 6,695 sf with an average lot size of 5,376 sf. The plat would result in a net density of 6.2 du/ac. Access to the site would be gained by extending the residential access road (SE 177th Pl) to the east to connect to 116th Ave SE. An additional north south limited access road would provide access to the lots.

No critical areas have been identified onsite. Soils consist of loose to very dense silty sand with gravel. The soil generally becomes denser with depth. The site slopes generally northeast at gradients of about 10% with an elevation change across the site of approximately 30 feet. All existing improvements and buildings would be demolished or removed during plat construction. The applicant has proposed to retain four (4) of the 25 significant trees onsite. The applicant has submitted a Technical Information Report, Arborist Report and a Geotechnical Engineering Study with the application.

Site Area: 157,958 SF (3.63 acres)

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance - Mitigated (DNS-M).

**Project Location
Map:**



PART ONE: PROJECT DESCRIPTION / BACKGROUND

The applicant is requesting Preliminary Plat approval and Environmental (SEPA) Review for the subdivision of an irregular shaped 3.63-acre parcel located on the south side of SE Petrovitsky Rd, within the NE ¼ of Section 32, Township 23 North, Range 5 East, W.M. (*Exhibit 9*). The specific address is 17709 116th Ave SE, Renton, WA 98058 (Parcel No. 322305-9303). The site consists of an existing single family parcel that includes a single family residence with associated out-buildings and pasture areas. The parcel also includes landscaped lawn areas surrounding the home and a gravel driveway. The site is proposed to be subdivided into 17 single family residential lots, associated improvements, access roads, a shared driveway tract, a park tract, and a storm drainage tract (*Exhibits 2, 4 & 5*). The drainage tract would consist of a combined detention/water quality pond in the north eastern corner of the site (*Exhibit 6*).

The subject site is bordered by single-family homes around all sides of the property, SW Petrovitsky Rd is located to the north and 116th Ave SE is immediately to the east.

Table 1. Surrounding Land Use and Zoning

Location	Comprehensive Land Use	Zoning
Site	Residential Medium Density (RLD)	Residential-8 Dwelling Units Per Net Acre (R-8)
North	Residential Medium Density (RLD) and Residential High Density (RHD)	Residential-8 Dwelling Units Per Net Acre (R-8) Residential-14 Dwelling Units Per Net Acre (R-14)
South	Residential Medium Density (RLD)	Residential-8 Dwelling Units Per Net Acre (R-8)
East	Residential Medium Density (RLD) and Residential Low Density	Residential-8 Dwelling Units Per Net Acre (R-8) and R-4 – Residential, 4 DU per acre (King County)
West	Residential Medium Density (RLD)	Residential-8 Dwelling Units Per Net Acre (R-8)

The 3.63-acre project site is located within the Residential - 8 (R-8) dwelling units per net acre zoning classification. The net density of the project is 6.2 dwelling units per net acre ($17 / 2.74$ net acres = 6.2 du/acre) and the 17 lots would range in size from 5,000 square feet to 6,695 square feet with an average lot size of 5,376 square feet (*Exhibit 2*). The proposed access to each lot would be from individual driveway approaches from either SE 177th Pl, Road A, or a shared driveway near the south end of the property. The 17 lot single-family subdivision would have a combined onsite/offsite impervious area of approximately 105,415 square feet (2.42 acres).

The property currently has one existing single family home onsite. The existing home and accessory structures are located near the central portion of the site and would be removed as part of the proposal. Access to the site would be provided via a new road extending SE 177th Pl to 116th Ave SE (Road B) and constructing a new road (Road A) running north/south through the middle of the site. Near the south end of Road A, the road dead ends in-front of Lot 4, roughly 235 feet south of the centerline of Road B. This south portion of Road A includes a hammerhead turnaround. At the end of Road A, the applicant is proposing a 22-foot wide shared driveway tract (Tract B) to serve Lots 5 and 6. On the opposite end of the limited residential access road (Road A), the road design includes a 22-foot wide "T" turnaround in order to provide access to Lots 14-17. The north portion of Road A is approximately 208 long. The dead end street would be designed pursuant to RMC 4-6-06H *Dead End Streets* or granted a road modification from the Renton Municipal Code by the Renton Hearing Examiner.

A right-of-way (ROW) dedication and half-street frontage improvements of SE Petrovitsky Rd would require up to a maximum of 14.5 feet of ROW dedication. The applicant is not proposing any improvements to SE Petrovitsky Rd, a principal arterial street with an existing ROW width of 72 feet, with 42 feet half-street ROW width along the projects frontage. Dedication and half-street frontage improvements of 116th Ave SE would consist of ROW dedication of up to a maximum of 10.5 feet. 116th Ave SE is a minor arterial street with an existing ROW width that varies from 60 feet to 66 feet, with 30 feet half-street ROW width on the site frontage. The improvements from right-of-ways would add approximately 41,603 square feet (0.95 acres) of impervious surface. The complete project would result in a total of 2.42 acres of new impervious surfaces and the remainder of the developed site (1.21 acres) would consist of landscaping and lawns.

The stormwater detention and water quality treatment would be collected and conveyed to a storm detention/water quality pond (Tract C) in the northeast corner of the property where it would be treated for basic water quality per the 2009 KCSWDM¹. After the recording of the final plat, the proposed facility would become a public storm water facility. Appropriate individual lot storm water flow control BMPs would be required to be provided by the project. The pond would discharge east to a proposed stormwater conveyance system in 116th Ave SE in the project's east frontage and ultimately flow east along SE Petrovitsky Rd and enter Big Soos Creek. Drainage improvements along the new internal roadway are subject to RMC 4-6-030 *Drainage (Surface Water) Standards*. Approximately 4,791 square feet of frontage improvement area would bypass the pond (0.11 acres of impervious) due to topographic constraints. The applicant contends that the stormwater drainage conveyance system would be sized as part of the final TIR to convey the 25 year design storm event and to contain the 100 year design storm event. Complete streets would be either be constructed to current code by providing the appropriate ROW paving, curb and gutter, sidewalk, and planting strip improvements (RMC 4-6-060) or an accepted and approved modification would be required. As part of the improvements, the applicant is seeking to retain

¹ 2009 King County Surface Water Design Manual and the 2009 City of Renton Amendments to the KCSWDM, Chapter 1 and 2.
ERC Report 15-000695

three ornamental cherry trees within the public ROW on SE Petrovitsky Rd (Arborist Report nos. T-1, T-2 and T-3; *Exhibits 3 & 4*).

The property's vegetation consists of pasture, shrubs and scattered trees. The site runoff travels generally northeast at gradients of about 10 percent (10%) with an elevation change across the site of approximately 30 feet (*Exhibit 3*). The site contains glacially consolidated soils consisting of dense to very dense silty sand with gravel and is not at risk for seismically induced settlement or lateral spreading, according to the senior project engineer. Subsurface conditions at the site were explored in July 2015 to a maximum depth of 8 feet below the existing grades. A geotechnical study found that the subject site is suitable for development of the proposed project (*Exhibit 10*).

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS-M with a 14-day Appeal Period.

B. Mitigation Measures

1. Project construction shall be required to comply with the recommendations included in the Geotechnical Engineering Report, prepared by The Riley Group, Inc. dated July 8, 2015 or an updated report submitted at a later date.

C. Exhibits

- | | |
|------------|--|
| Exhibit 1 | ERC Report |
| Exhibit 2 | Kinkade Crossing Preliminary Plat Plan (PP-01) |
| Exhibit 3 | Topography Map, Existing Conditions, Tree Retention (PP-02) |
| Exhibit 4 | Preliminary Grading Plan (PP-03) |
| Exhibit 5 | Preliminary Road & Utility Plan (PP-04) |
| Exhibit 6 | Drainage Control Plan (PP-05) |
| Exhibit 7 | Preliminary Street Profiles (PP-06) |
| Exhibit 8 | Preliminary Landscaping Plan (L-1 and L-2) |
| Exhibit 9 | Neighborhood Detail Map |
| Exhibit 10 | Geotechnical Engineering Study prepared by The Riley Group, Inc. (dated July 8, 2015) |
| Exhibit 11 | Preliminary Technical Information Report prepared by ESM Consulting Engineers, LLC (dated August 26, 2015) |
| Exhibit 12 | Arborist Report prepared by Altmann Oliver Associates, LLC (dated September 18, 2015) |
| Exhibit 13 | Soos Creek Water and Sewer District Certificate of Water Availability (dated June 20, 2015) |
| Exhibit 14 | Soos Creek Water and Sewer District Certificate of Sewer Availability (dated June 20, 2015) |
| Exhibit 15 | Construction Mitigation Description |

Exhibit 16 Advisory Notes to Applicant (ran October 22, 2015)

D. Environmental Impacts

The proposal was circulated and reviewed by various city departments and divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is likely to have the following probable impacts:

1. Earth

Impacts: A Geotechnical Engineering Study prepared by The Riley Group, Inc. (*Exhibit 10*) was submitted with the project application. According to the submitted study, the existing site topography generally slopes from southwest to the northeast towards SE Petrovitsky Rd and 116th Ave SE with an elevation change from 488 feet to 458 feet across the entire project site. The steepest slope identified by the applicant was approximately 15 to 20 percent. The Geologic Map of the Renton Quadrangle, King County, Washington, by D. R. Mullineaux (1965) indicates that the soil in the project vicinity is mapped as Ground moraine deposits (Qgt), which is light to dark gray, nonsorted, nonstratified mixture of clay, silt, sand, and gravel deposited by glacial ice. The deposit is generally very stiff and impermeable, often resulting in poorly drained bogs developing in relatively flat area. The deposit is usually 1 to 2 meters thick, but locally can be as much as 25 meters. In general, the site is underlain by loose to very dense silty sand with gravel. The soil generally becomes denser with depth.

The applicant indicates that approximately 8,900 cubic yards of cut and 4,350 cubic yards of fill would be required for the construction of required plat improvements and new single family residences. After stripping, grubbing, and prior to placement of structural fill, the geotechnical engineer recommends proofrolling building and pavement subgrades and areas to receive structural fill. Temporary erosion and sedimentation control measures would be implemented during construction including, but not limited to, Best Management Practices (BMPs) such as site preparation and grading during the drier summer and early fall months, retaining existing vegetation, installing siltation control fencing around the work areas, and establishing a quarry spall construction entrances in accordance with City of Renton requirements.

A total of eight (8) test pits to approximate depths of six to eight feet below existing site grades (TP-1 through TP-8) were excavated across the project site with a rubber tired backhoe. Topsoil and rootmass was encountered in the first six to eight inches (6"-8") below existing grade. The soils encountered during field exploration include loose to very dense silty sand with gravel. Groundwater was not observed in the test pits during the fieldwork in July. However, iron oxide staining was observed at 3 to 4 feet indicating a perched seasonal groundwater table over the top of dense glacial till layer.

Construction of the proposed residential development is feasible from a geotechnical standpoint. The proposed residential buildings can be supported on conventional spread footings bearing on medium dense to dense native soil or structural fill. Subgrade soils that become disturbed due to elevated moisture conditions should be over-excavated to reveal firm, non-yielding, non-organic soils and backfilled with compacted structural fill. Because the site is generally underlain with Till soils, the site is incapable of infiltration of stormwater.

The submitted geotechnical report provides recommendations for site erosion and sediment control, stripping, excavation, site preparation, structural fill, cut and fill slopes, wet weather construction, foundation, retaining walls, slab-on-grade construction, drainage, utilities, and

pavements. Staff recommends as a SEPA mitigation measure that project construction be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by The Riley Group, Inc. (dated July 8, 2015).

Mitigation Measures: Project construction shall be required to comply with the recommendations found in the Geotechnical Engineering Study prepared by The Riley Group, Inc. dated July 8, 2015 or an updated report submitted at a later date.

Nexus: State Environmental Policy Act (SEPA) Environmental Review; RMC 4-4-060 Grading, Excavation and Mining Regulations

2. Water

a. Wetlands, Streams, Lakes

Impacts: According to the City of Renton COR Maps there are no onsite or immediately off-site wetlands, streams or buffers on the subject parcel. Additionally, there are no observed or known state or federally listed species utilizing the site or near the site.

The site slopes off to the north and east from the southwest corner of the site. Soil pits excavated were found to contain weathered glacial till underlain by very dense unweather glacial till. Iron oxide staining was observed at the interface of the unweathered till (3 to 4 feet deep) indicating a perched seasonal groundwater table over the top of dense glacial till layer. Based on the soil conditions the site is not suitable for infiltration. No groundwater seepage was encountered by the geotechnical engineer during subsurface explorations.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

b. Storm Water

Impacts: The applicant submitted a Preliminary Technical Information Report (TIR), prepared by prepared by ESM Consulting Engineers, LLC (dated August 26, 2015; *Exhibit 11*). According to the TIR, the project is required to provide Level 2 Flow Control and Basic Water Quality treatment in accordance with the 2009 KCSWDM. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition and requires a flow control facility sized to match the flow duration of forested conditions. Water quality would be satisfied with a wetpond, which is proposed to be located in the combined detention/water quality pond.

All surface water runoff from impervious surfaces would be collected and conveyed to a storm detention vault, located at the northeast corner of the site within Tract "C" (*Exhibit 6*). After collection and treatment, the stormwater would be discharged to the existing 116th Ave SE system, which is the site's natural discharge location before continuing east in SW Petrovitsky Rd. The site is located within the Soos Creek Drainage Basin. The standard requires the site to match the durations of high flows at their predevelopment levels for all flows from one-half of the two-year peak flow up to the full 50-year peak flow. The output models place the required storage volume at 47,175 cubic feet with an effective storage depth of 8.5 feet of detention. The proposed pond provides live storage volume up to 62,109 cubic feet of storage, which results in a 24% factor of safety. Appropriate Best Management Practices (BMPs) from the Washington State Department of Ecology Manual for individual lot flow control would be required to help mitigate the new runoff created by this development. Evaluation and inclusion of a BMP would be accomplished at final engineering (*Exhibit 11*).

The submitted geotechnical report identifies the soils as loose to very dense glacial till, not supportive of water infiltration (*Exhibit 10*).

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

3. Trees and Vegetation

Impacts: The property is covered in grass, pasture areas and a variety of trees. Several medium diameter trees are located around the existing residence and in the southern portion of the property, including Douglas-fir, spruce, London plane, noble fir, and deodar cedar, maple, birch, pine, and several fruit trees (*Exhibits 3, 4, & 12*). The Arborist Report identified 25 significant trees over 6 inches in diameter on the parcel proposed to be developed (*Exhibit 12*). Three (3) of the 25 trees were classified as poor and seven (7) trees were located within the proposed ROW. The net number of trees for this development was determined to be 18. The average size of the trunk at diameter at breast height (DBH) for the 25 trees is 13 inches (13") with the largest tree, a big-leaf maple (28" DBH), located southwest of the existing house. After street and critical area deductions, and the minimum requirement to retain 30%, the applicant is proposing to retain four (4) of the potential 18 healthy trees or 4 of the required 5 trees (*Exhibit 3*). Trees required to be retained (i.e., protected trees), would be required to erect and maintain a six foot high chain link temporary construction fence around the drip line of any tree to be retained.

The applicant is proposing to replant the site with 26 new evergreen trees including Engelmann Spruce and Douglas-fir at 6 feet in height. In addition to large evergreen trees, the applicant is proposing to plant 4 small evergreen trees, 52 large deciduous trees, 7 multi-stem small deciduous trees (*Exhibit 8*). These proposed replacement trees exceed the minimum required replacement inches, 12 inches (12") for every tree that was unable to be retained, or 12 inches (12") for the project (12"/2" per tree = 6 trees required for replacement). Where there is insufficient ROW space or no public frontage, street trees are required in the front yard(s). A final detailed landscape plan must be submitted and approved prior to issuance of the street and utility construction permits.

The applicant is also proposing a pocket park (Tract A) for the neighborhood and a minimum of 15 feet of landscaping around the perimeter of the stormwater pond.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

4. Transportation

Impacts: Primary access to the site is proposed via a new street intersection on 116th Ave SE. 116th Ave SE is a minor arterial street with existing ROW width varying from 60 feet to 66 feet, with 30 feet half-street ROW width on the site frontage. 116th Ave SE has a speed limit of 30 MPH. To meet the City's complete street standards, RMC 4-6-060 has a minimum ROW width of 91 feet for minor arterial street with 0.5-foot wide curbs, 8-foot wide landscaped planters, and 8-foot wide sidewalks. Since the transportation section's plan for the street includes a half-street cross section that includes a 22 feet paved width (including 5-foot wide bike lane) from center line of the ROW, 0.5-foot wide curbs, 8-foot wide planters, 8-foot wide sidewalks and 1-foot clear space back of sidewalk. In order to build this street section, approximately 9.5 feet of ROW would be required to be dedicated to the City along the project side of 116th Ave SE (*Exhibit 5*).

SE Petrovitsky Rd is a principal arterial street with existing ROW width of 72 feet, with 42 feet half-street ROW width on the site frontage. To meet the City's complete street standards, RMC 4-6-060

required ROW width on the 5 lane principal arterial street is 103 feet. The street cross-section includes 66 feet of paved width (including 33 feet of paving from centerline), 0.5 feet wide curbs, 8 feet wide landscaped planters, and 8 feet wide sidewalks. To build this street section, 14.5 feet of right-of-way will be required to be dedicated to the City.

New information from the transportation section includes plans for a separated pedestrian and bike path on the north side of SE Petrovitsky Rd, which would not require a bike lane paved width on the south side of SE Petrovitsky Rd. The results of the update, include a 28-foot wide half-street paved width, a 0.5-foot wide curb, an 8-foot wide landscape planter, an 8-foot wide sidewalk, and 1-foot clear width on the back of the sidewalk. This would require a half-street ROW width of 45.5 feet. The ROW dedication required along the project frontage, based on the 45.5 feet half-street ROW width, would be 9.5 feet, which is smaller than the RMC 4-6-060 required dedication.

SE 177th PI is a residential street. The east-west extension of SE 177th PI from the existing dead end street, located immediately west of the site, is proposed to connect to 116th Ave SE in order to meet the east-west site access requirements. A 53-foot wide ROW width with 26-foot wide pavement width, 0.5-foot wide curbs, 8-foot wide landscaped planters, and 5-foot wide sidewalks would be required to be provided by the developer in order to meet the city code requirements.

A limited access residential street with 20 feet of paved width with hammerhead turnarounds is proposed as the internal north-south site access street (Road A). The applicant is proposing a cross-section that includes a ROW width of 45 feet with 0.5-foot wide curbs, 7-foot wide landscaped planters, and 5-foot wide sidewalks. Approval of a street modification request would be required to reduce the width of the required planters from 8 feet to 7 feet.

The applicant has indicated that the proposed 17-lot subdivision would generate about 160 new average weekday trips with 16 AM and PM peak hour trips at the future intersection of SE 177th PI to 116th Ave SE (the site's proposed access street). Adequate sight distance would be provided at the intersection of the proposed new street or where Road B intersects with 116th Ave SE.

It is not anticipated that the proposed project would adversely impact the City of Renton's street system subject to the payment of code-required impact fees and the construction of code-required frontage improvements (*Exhibit 16*). The fee, as determined by the Renton Municipal Code at the time of building permit issuance shall be payable to the City.

A concurrency recommendation will be provided in the staff report to Hearing Examiner based upon the test of the citywide Transportation Plan, consideration of growth levels included in the LOS-tested Transportation Plan, payment of a Transportation Mitigation Fee, and an application of site specific mitigation. The development will have to meet the City of Renton concurrency requirements.

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

5. Fire & Police

Impacts: Police and Fire Prevention staff indicated that sufficient resources exist to furnish services to the proposed development subject to the construction of code-required improvements and the payment of code-required impact fees (*Exhibit 16*).

Mitigation Measures: No further mitigation required.

Nexus: Not applicable

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or listed under *Exhibit 16* "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

The Environmental Determination decision will become final if the decision is not appealed within the 14-day appeal period (RCW 43.21.C.075(3); WAC 197-11-680).

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing together with the required fee to: Hearing Examiner, City of Renton, 1055 South Grady Way, Renton, WA 98057, on or before 5:00 p.m. on November 13, 2015. RMC 4-8-110 governs appeals to the Hearing Examiner and additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall – 7th Floor, (425) 430-6510.



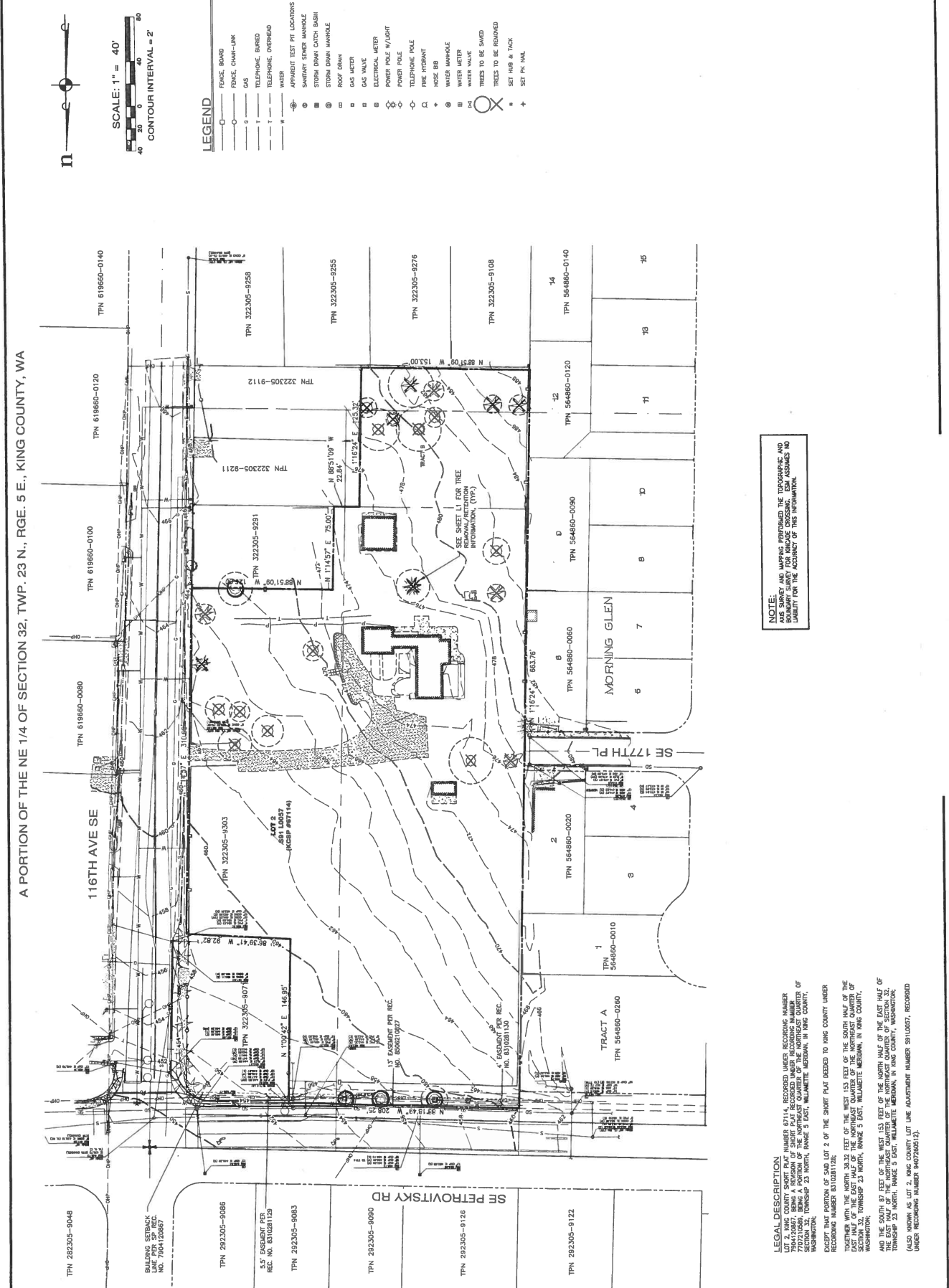
EXHIBITS

Project Name: Kinkade Crossing Preliminary Plat		Project Number: LUA15-000695, ECF, MOD, PP	
Date of Hearing 10/26/15	Staff Contact Clark H. Close Senior Planner	Project Contact/Applicant Phillip Kitzes PK Enterprises	Project Location 17709 116th Ave SE, Renton WA 98058

The following exhibits were entered into the record:

- Exhibit 1 ERC Report
- Exhibit 2 Kinkade Crossing Preliminary Plat Plan (PP-01)
- Exhibit 3 Topography Map, Existing Conditions, Tree Retention (PP-02)
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A PORTION OF THE NE 1/4 OF SECTION 32, TWP. 23 N., RGE. 5 E., KING COUNTY, WA

116TH AVE SE

SE PETROVITSKY RD

TPN 282305-9048

TPN 282305-9086

TPN 282305-9083

TPN 282305-9090

TPN 282305-9126

TPN 282305-9122

TPN 282305-9086

TPN 282305-9083

TPN 282305-9090

TPN 282305-9126

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TPN 282305-9122

TPN 282305-9086

TPN 282305-9083

TPN 282305-9090

TPN 282305-9126

TPN 282305-9122

TPN 282305-9086

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TPN 282305-9090

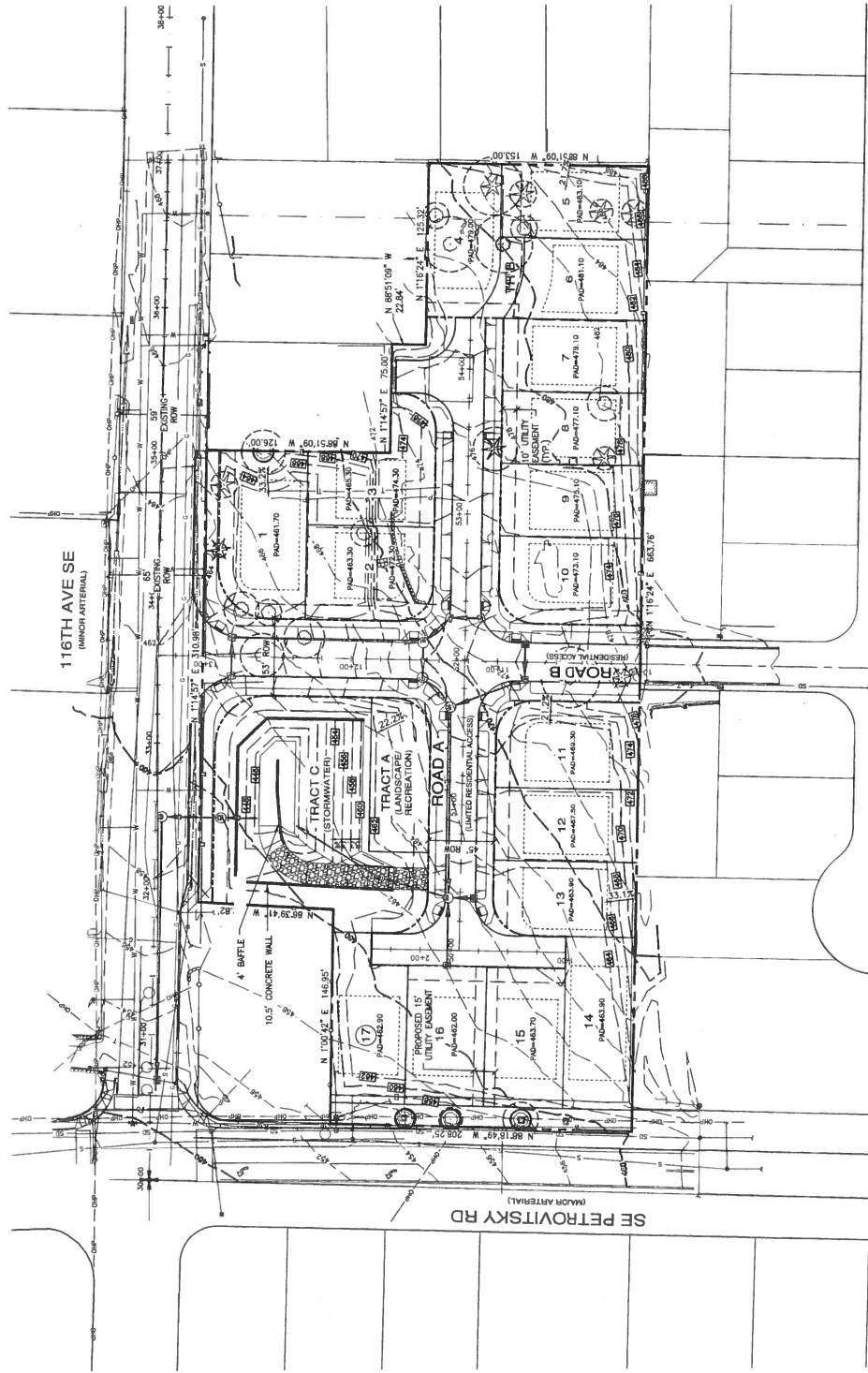
TPN 282305-9126

LEGAL DESCRIPTION
LOT 2, KING COUNTY SHIRT PLAT NUMBER 67114, RECORDED UNDER RECORDING NUMBER 8310381126, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.
AND THE SOUTHWEST 1/4 OF LOT 2 OF THE SHIRT PLAT DECEDED TO KING COUNTY UNDER RECORDING NUMBER 8310381126.
TOGETHER WITH THE NORTH 30.32 FEET OF THE WEST 133 FEET OF THE SOUTH HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.
AND THE SOUTH 87 FEET OF THE WEST 133 FEET OF THE NORTH HALF OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON.
(ALSO KNOWN AS LOT 2, KING COUNTY LOT LINE ADJUSTMENT NUMBER 89100015, RECORDED UNDER RECORDING NUMBER 8401200113).

NOTE:
THIS SHIRT PLAT WAS PREPARED BY THE TOPOGRAHER AND DOES NOT REPRESENT A SURVEY FOR RECORD. ESM ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS INFORMATION.

EXHIBIT 3

A PORTION OF THE NE 1/4 OF SECTION 32, TWP. 23 N., RGE. 5 E., KING COUNTY, WA



SCALE: 1" = 40'
CONTOUR INTERVAL = 2'

EARTHWORK QUANTITIES
 EXCAVATION (ASSUMED 8") 3,800 CYS
 CUT 8,900 CYS
 FILL 4,350 CYS
 NET OUT (NET LINE) 4,550 CYS

NOTE:
 ALL STRUCTURES ON SITE TO BE REMOVED.

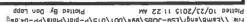
REVISIONS

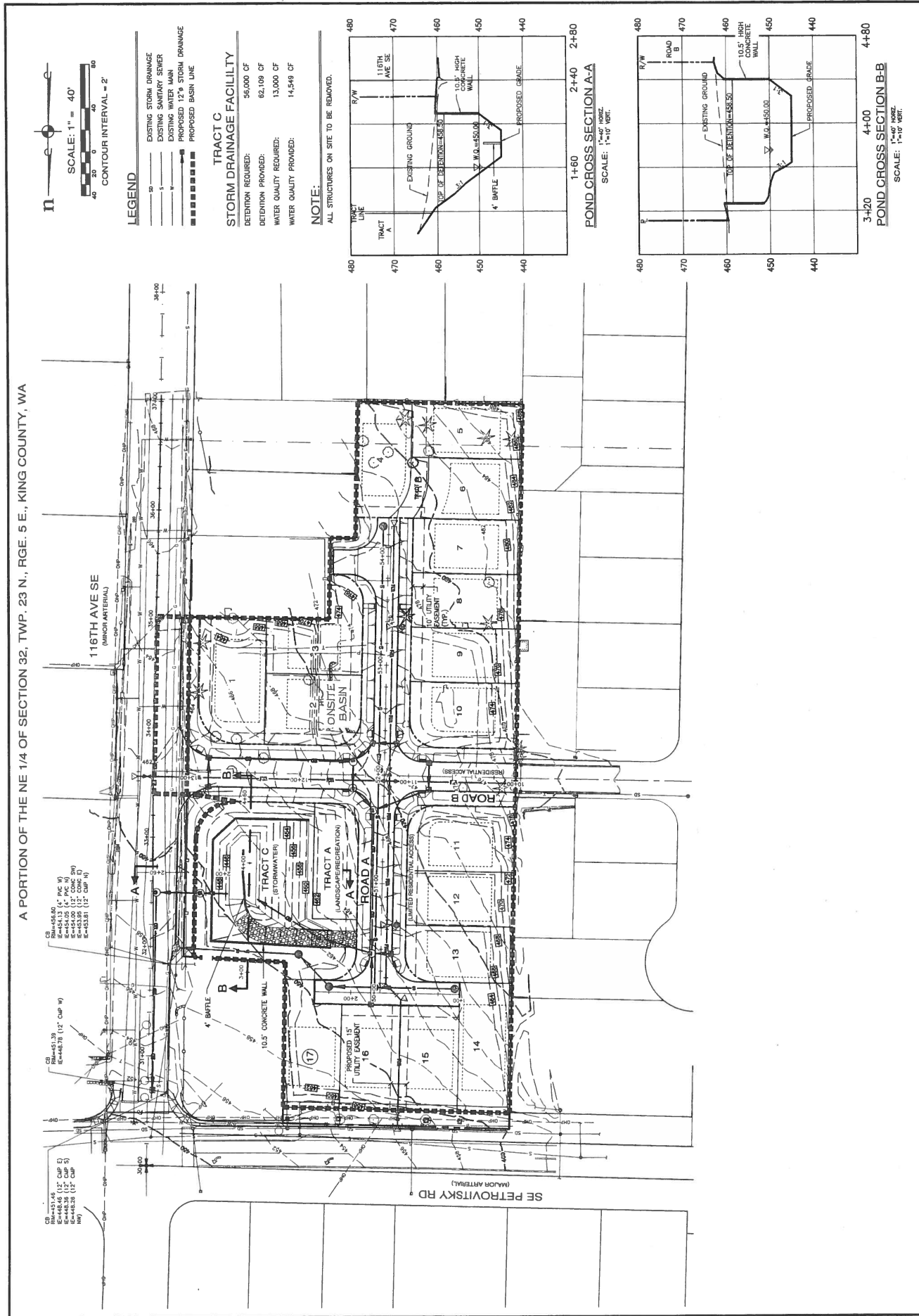
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/17/2015
2	REVISED	08/17/2015

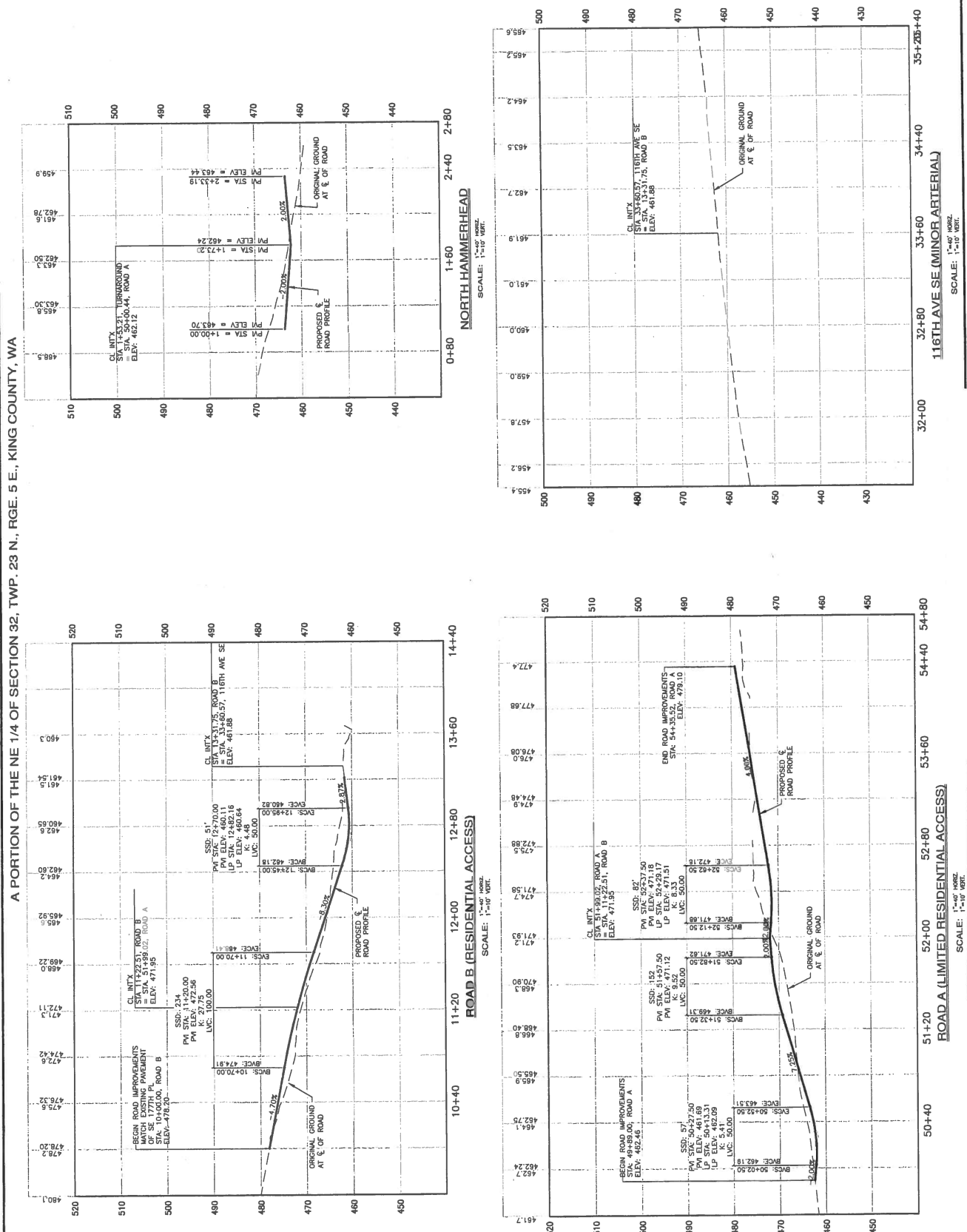
PP-03
3 of 6 SHEETS

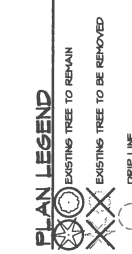
ES&M CONSULTING ENGINEERS, LLC
 13400 8th Ave S, Suite 202
 Federal Way, WA 98003
 www.esandm.com
 Land Planning
 Landscape Architecture
 Project Management
 Public Works
 Civil Engineering

KINKAD CROSSING
 PRELIMINARY GRADING PLAN
 CITY OF RENTON
 DATE: 08/17/2015
 CHECKED BY: [Signature]
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]









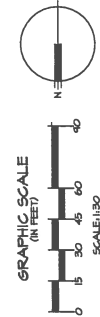
TREE LEGEND		SIZE (DBH)	DROP LINE
NUMBER	SPECIES		
T-1	CHERRY	6"	0"
T-2	CHERRY	12"	12"
T-3	CHERRY	14"	14"
T-4	KEEPPING BRCH	15"	15"
T-5	NORMAY MAPLE	16"	16"
T-6	RED BIRCH	17"	17"
T-7	WHITE PINE	1"	1"
T-8	KOREAN PINE	10"	10"
T-9	BIG-LEAF MAPLE	15"	15"
T-10	CHERRY	16"	16"
T-11	CHERRY	17"	17"
T-12	DOUGLAS FIR (LANDMARK TREE)	20"	20"
T-13	FEAR	24"	24"
T-14	WHITE PINE	6"	6"
T-15	RED BIRCH	10"	10"
T-16	SPRUCE	15"	15"
T-17	MAPLE	16"	16"
T-18	THIN BLACK PINE	15"	15"
T-19	LONDON PLANE	15"	15"
T-20	DOUGLAS FIR	6"	6"
T-21	KEEPPING BRCH	9"	9"
T-22	APPLE	6"	6"
T-23	FLOWERING PLUM	15"	15"
T-24	DOUGLAS FIR	16"	16"
T-25	TRIPLE BIG-LEAF MAPLE	10", 6", 4"	

[illegible]

TREE CALCULATIONS

[illegible]

PER RMC 4-4.131 (X)(X), WHEN THE REQUIRED NUMBER OF PROTECTED TREES CANNOT BE RETAINED, NEW TREES, WITH A TWO-INCH (2") CALIPER OR GREATER, SHALL BE PLANTED. THE REPLACEMENT RATE SHALL BE TWELVE (12) CALIPER INCHES OF NEW TREES TO REPLACE EACH PROTECTED TREE TO BE REMOVED.



GENERAL NOTES

1. BASE INFORMATION PROVIDED BY ESM CONSULTING ENGINEERS, LLC, 33400 8TH AVE. S., SUITE 202, FEDERAL WAY, WA 98003, (253) 830-6113.
2. THIS PLAN IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. SEE FINAL LANDSCAPE DRAWINGS FOR CONSTRUCTIBLE DETAILS AND SPECIFICATIONS.
3. TREE MAPPING BY AOA OF 11-5

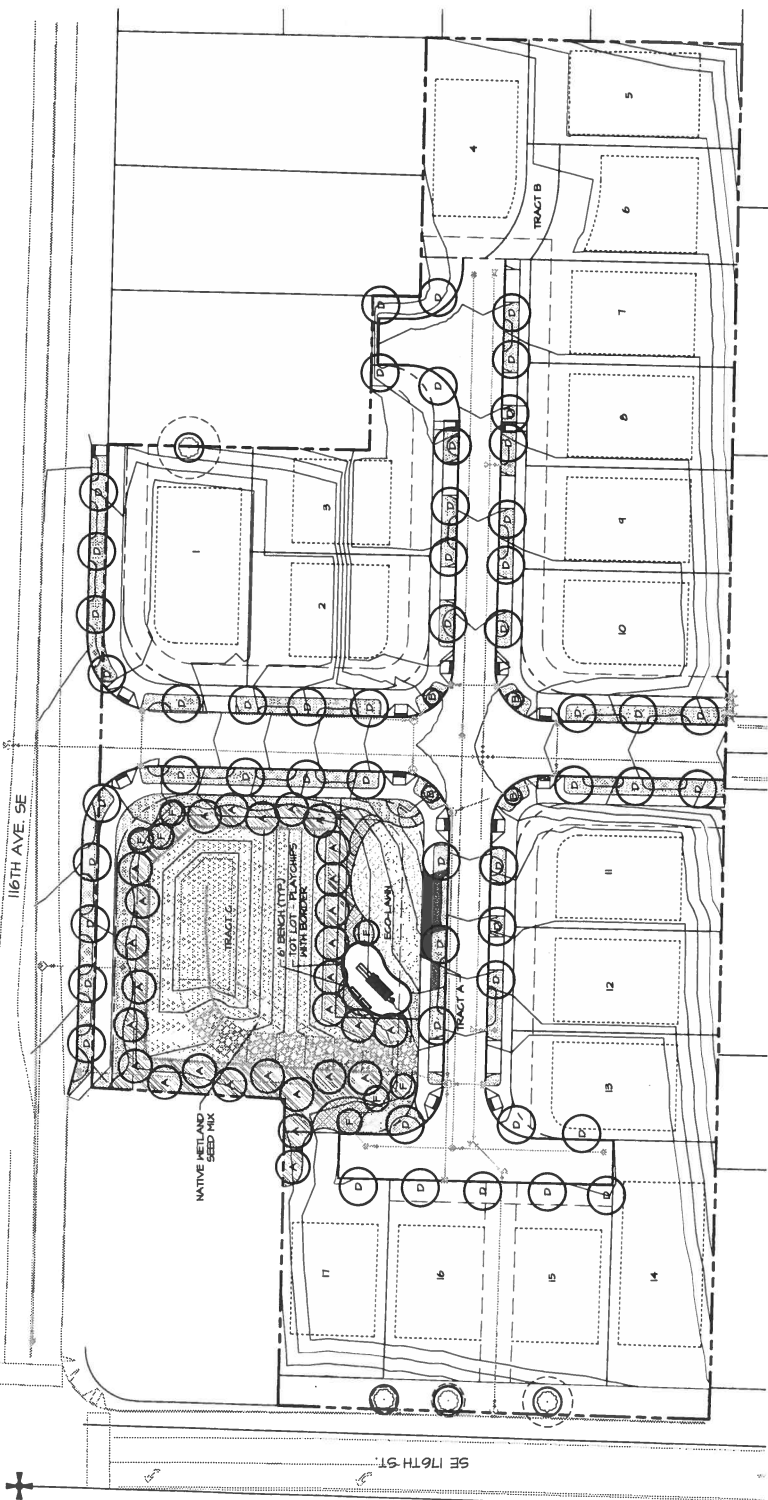
LANDSCAPE PLANTING LEGEND

- | | |
|----|---------------------------------------|
| 3 | NARSON / SMALL EVERGREEN TREE |
| 4 | LARGE DECIDUOUS TREE |
| 5 | MULTI-STEM / SMALL DECIDUOUS TREE |
| 6 | LARGE EVERGREEN SHRUB |
| 7 | SMALL EVERGREEN SHRUB |
| 8 | LARGE DECIDUOUS SHRUB |
| 9 | SMALL DECIDUOUS SHRUB |
| 10 | ECO-LANR DROUGHT TOLERANT FESCUE LANN |
| 11 | NATIVE HETLAND SEED MIX |

ECO-LAWN

ECO-LAWN IS COVERED OF THE FOLLOWING CERTIFIED FINE
PROLIFANT-TOLERANT FESCUE GRASSES (SEE
WWW.UPLIFTERASH.COM):

- ORACLE CREEPING RED FESCUE
- MAXIMA I CREEPING RED FESCUE
- PARFANT II HARD FESCUE
- REALINK SLENDER FESCUE
- PAR150 GREENING FESCUE
- PAR200 BLUE FESCUE
- PAR150 HARD FESCUE



LANDSCAPE CANDIDATE PLANT LIST

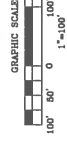
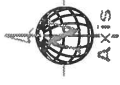
[illegible]

GENERAL NOTES

1. BASE INFORMATION PROVIDED BY: AOA CONSULTING ENGINEERS, LLC, 35400 8TH AVE S, SUITE 2250, FEDERAL WAY, WA 98003
2. THIS PLAN IS PRELIMINARY AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES. SEE SEPARATE SET OF PLANS FOR CONSTRUCTION DRAWINGS AND SPECIFICATIONS.
3. A. PLAN TO BE BY AOA 04-15
B. PREPARED BY: C. F. (CS) - PACIFIC OUTDOOR RECREATION, INC.
4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812.

Neighborhood Detail Map

CITY OF RENTON, KING COUNTY, WASHINGTON



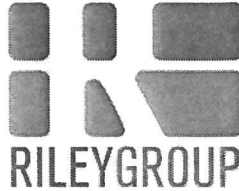
THE PROPERTY BOUNDARIES SHOWN HEREON HAVE BEEN COMPILED FROM VARIOUS PUBLIC SOURCES AND HAVE NOT BEEN ESTABLISHED BY FIELD SURVEY. THEREFORE, THEY ARE NOT GUARANTEED TO BE ACCURATE. NO WARRANTY OF THE MAP SHOULD NOT BE RELIED UPON AS A BOUNDARY SURVEY.

| | | | |
|----------|--|------------|--|
| JOB NO. | | DATE | |
| LIDAR | | 6/25/15 | |
| DRAWN BY | | CHECKED BY | |
| TLO | | SPJR | |
| SCALE | | SHEET | |
| 1"=100' | | 1 OF 1 | |

| | | | |
|--|--|---|--|
| | | SITE ADDRESS:
17709 116TH AVE, RENTON, WA | |
|--|--|---|--|

| | | | |
|--|--|--|--|
| MAP OF PARCEL #3223059303
FOR
PK ENTERPRISES | | | |
|--|--|--|--|

| | | | |
|-----|-----------------------|------|----|
| NO. | DESCRIPTION OF REGION | DATE | BY |
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |



**Entire Document
Available Upon Request**

GEOTECHNICAL ENGINEERING REPORT

PREPARED BY:

**THE RILEY GROUP, INC.
17522 BOTHELL WAY NORTHEAST
BOTHELL, WASHINGTON 98011**

PREPARED FOR:

**NORDIC RIDGE, LLC
15 LAKE BELLEVUE DRIVE, SUITE 102
BELLEVUE, WASHINGTON 98005**

RGI PROJECT No. 2015-097

**NORDIC RIDGE PLAT
17709 116TH AVENUE SOUTHEAST
RENTON, WASHINGTON**

JULY 8, 2015

EXHIBIT 10

*17522 Bothell Way Northeast
Bothell, Washington 98011
Phone 425.415.0551 ♦ Fax 425.415.0311*

www.riley-group.com

Kinkade Crossing

Preliminary Technical Information Report

August 26, 2015

Prepared for

Taylor Development
15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005
(425) 869-1300

Submitted by

ESM Consulting Engineers, LLC
33400 8th Avenue S, Suite 205
Federal Way, WA 98003

253.838.6113 tel
253.838.7104 fax



www.esmcivil.com

Entire Document
Available Upon Request

EXHIBIT 11

Altmann Oliver Associates, LLC

PO Box 578

Carnation, WA 98014

Office (425) 333-4535

Fax (425) 333-4509

AOA

Environmental
Planning &
Landscape
Architecture



September 18, 2015

AOA-4983

Robert M. Fitzmaurice, PLS
Nordic Ridge, LLC
15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005

SUBJECT: Kinkade Crossing (AKA Wells Property) – Renton, WA
Existing Tree Evaluation

Dear Robert:

I reviewed the existing significant trees at the above-referenced site on 9/11/15 to determine species, diameter at breast height (dbh) and overall health of each per the City of Renton's Municipal Code Section 4-4-130. Following are the significant trees found on the site along with their species, dbh, drip line (radius), overall health and whether they are proposed for removal or retention. This information is also depicted on L1 of the *Preliminary Landscape Plan* drawing set for the project submittal dated 9/17/15.

SIGNIFICANT TREES LOCATED ONSITE

| TREE # | SPECIES | DBH | DRIP LINE
(radius) | HEALTH | REMOVE
/RETAIN |
|--------|---|-----|-----------------------|--------|-------------------|
| T-1 | Ornamental Cherry (<i>Prunus sp.</i>) | 6" | 6' | Fair | Retain |
| T-2 | Ornamental Cherry (<i>Prunus sp.</i>) | 8" | 8' | Fair | Retain |
| T-3 | Ornamental Cherry (<i>Prunus sp.</i>) | 10" | 12' | Fair | Retain |
| T-4 | Weeping Birch (<i>Betula pendula</i>) | 14" | 14' | Poor | Remove |
| T-5 | Red Norway Maple (<i>Acer
platanooides</i>) | 18" | 15' | Good | Remove |
| T-6 | Weeping Birch (<i>Betula pendula</i>) | 14" | 12' | Poor | Remove |
| T-7 | White Pine (<i>Pinus sp.</i>) | 7" | 5' | Good | Remove |
| T-8 | Korean Pine (<i>Pinus sp.</i>) | 10" | 9' | Good | Remove |
| T-9 | Big-leaf Maple (<i>Acer macrophyllum</i>) | 18" | 15' | Good | Retain |
| T-10 | Cherry (<i>Prunus sp.</i>) | 10" | 9' | Good | Remove |
| T-11 | Apple (<i>Malus sp.</i>) | 18" | 19' | Fair | Remove |
| T-12 | Douglas Fir (<i>Pseudotsuga menziesii</i>) | 38" | 20' | Good | Remove |
| T-13 | Pear (<i>Pyrus sp.</i>) | 24" | 20' | Good | Remove |
| T-14 | White Pine (<i>Pinus sp.</i>) | 8" | 8' | Good | Remove |
| T-15 | Big-leaf Maple (<i>Acer macrophyllum</i>) | 28" | 12' | Poor | Remove |

EXHIBIT 12

| | | | | | |
|------|--|-------------|-----|------|--------|
| T-16 | Spruce (<i>Picea sp.</i>) | 18" | 8' | Good | Remove |
| T-17 | Twin Black Pine (<i>Pinus sp.</i>) | 15", 15" | 15' | Good | Remove |
| T-18 | London Plane (<i>Platanus x acerifolia</i>) | 18" | 21' | Good | Remove |
| T-19 | Noble Fir (<i>Abies procera</i>) | 8" | 6' | Good | Remove |
| T-20 | Weeping Birch (<i>Betula pendula</i>) | 8" | 9' | Good | Remove |
| T-21 | Apple (<i>Malus sp.</i>) | 9" | 6' | Fair | Remove |
| T-22 | Apple (<i>Malus sp.</i>) | 18" | 9' | Fair | Remove |
| T-23 | Flowering Plum (<i>Prunus sp.</i>) | 6" | 9' | Good | Remove |
| T-24 | Deodar Cedar (<i>Cedrus deodara</i>) | 8" | 9' | Good | Remove |
| T-25 | Triple Big-leaf Maple (<i>Acer macrophyllum</i>) | 10", 6", 4" | 9' | Fair | Remove |

TREE CALCULATIONS

Per code, 18 of the 25 significant trees present on this site are required to be included in the tree calculations for preservation. The other 7 trees are located in right-of-ways and exempt from the calculations. In the R-8 Zone, 30% are required to be retained, which equals 5 trees. Only 4 are proposed for retention, therefore tree replacement is required at a rate of 12 caliper inches per shortfall of significant trees for retention (2). Therefore, we've included a minimum of 12 one inch caliper trees on the *Preliminary Landscape Plan* (Sheet L2) to be planted as replacements for the 1 significant tree shortfall on preservation.

If you have any questions, please contact me at 425.333.4535 or simone@altoliver.com.

Sincerely,
ALTMANN OLIVER ASSOCIATES, LLC



Simone Oliver, PLA
Professional Landscape Architect

This certificate provides information necessary to evaluate development proposals.

Certificate : 4614

SOOS CREEK WATER AND SEWER DISTRICT CERTIFICATE OF WATER AVAILABILITY

Type: Preliminary Plat or PUD :

Applicant's Name: Phillip Kitzes

Proposed Use: "Nordic Ridge" 18 Single Family Residences

Location: Lot: Block: Development: NORDIC RIDGE

Parcel: 322305 9303 Address: 1709 116th Ave SE

Information: Previously known as the Wells Subdivision

WATER PURVEYOR INFORMATION

1. a ☐ Water will be provided by service connection only to an existing Null water main, Null feet from the site.
b ☒ Water service will require an improvement to the water system of:
Water service to the proposed plat will require the installation of onsite water main. If fronting improvements are required in 116th Ave SE, the District may require the 6" AC water main be replaced with 8" equivalent DI pipe. Final water layout and requirements will be determined based on final site development plans and Fire Marshal requirements. All plans must be approved by the City of Renton and Soos Creek Water & Sewer District.
2. a ☒ The water system is in conformance with a County approved water comprehensive plan.
b ☐ The water system improvement will require a water comprehensive plan amendment.
3. a ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.
b ☐ Annexation or Boundary Review Board approval will be necessary to provide service.
4. a ☒ Water is/or will be available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant 5' feet from the building/property (or as marked on the attached map):

Rate of Flow: 1,000 gpm Duration: 2 hours

b ☐ Water system is not capable of providing fire flow.
5. Service is subject to the following:
a ☒ Connection Charge: Yes
b ☒ Easement (s):
c ☒ Other: A right of way permit will be required for street work.

Cross Connection Control devices must be in conformance with state laws.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that its facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT
Agency Name

Supervisor, Development Administration
Title

Darci Mattioda 6/30/2015
Signature Date

 6/30/15
Signature Date

This certificate provides
information necessary to
evaluate development
proposals.

Certificate : 5568

SOOS CREEK WATER AND SEWER DISTRICT CERTIFICATE OF SEWER AVAILABILITY

Type: Preliminary Plat or PUD

Applicant's Name: Phillip Kitzes

Proposed Use: "Nordic Ridge" 18 Single Family Residences

Location: Lot: Block: Development: NORDIC RIDGE

Parcel: 322305 9303 Address: 17709 116TH AVE SE, RENTON

Information: Previously known as the Wells Subdivision

(Attach map & Legal description if necessary)

SEWER PURVEYOR INFORMATION

1. a ☐ Sewer service will be provided by service connection only to an existing sewer main Null feet from the site and the sewer system has the capacity to serve the proposed area.
b ☒ Other (describe):
Sewer service to the proposed plat will require installation of onsite sanitary sewer main. Final sewer layout will be determined based on final site development plans, building locations and outlet elevations. All plans must be approved by the City of Renton and Soos Creek Water & Sewer District Creek Water & Sewer District.
2. a ☒ The sewer system is in conformance with a County approved sewer comprehensive plan.
b ☐ The sewer system improvement will require a sewer comprehensive plan amendment.
3. a ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city.
b ☐ Annexation or Boundary Review Board approval will be necessary to provide service, or sign a Power of Attorney for annexation.
4. Service is subject to the following:
a ☒ Connection Charge: Yes, including Latecomers No. 25 and 97
b ☒ Easement (s):
c ☒ Other: A right of way permit will be required for street work.

Service is subject to the applicants agreement to comply and perform to make such installation and/or connections to the standards, regulations, requirements and conditions of this District and such other agency or agencies having jurisdiction. This District is not representing that it's facilities will be extended or otherwise modified to make such service available to the applicant. It is the responsibility of the applicant to make any required extension of facilities to serve their property.

I hereby certify that the above sewer purveyor information is true. This certification shall be valid for one year from date of signature.

SOOS CREEK WATER & SEWER DISTRICT
Agency Name

Supervisor, Development Administration
Title

Darci Mattioda 6/30/2015
Signatory Name Date


Signature Date

**Kinkade Crossing 17-LOT PLAT
17709 116TH AVENUE SE, RENTON, WA 98058**

September 18, 2015

Construction Mitigation Description:

The proposed Kinkade Crossing Plat is for seventeen (17) lots located at the southwest corner of 116th Avenue SE and SE Petrovitsky Road (17709 116th Avenue SE) in the City of Renton, 98058. As required, the following information is being provided as a construction mitigation description as required in the submittal for a preliminary plat:

- **Proposed Construction Dates:** Upon approval of all jurisdictional and purveyor permits—ETA start is Spring of 2016 and would run through the summer.
- **Hours and Days Operation:** As allowed per the jurisdiction. Generally, Monday through Saturday (7:00A to 7:00P).
- **Proposed Haul/Transport Routes:** Export of 4,600 CY (Haul route(s) to be determined.
- **Measures to Min. Dust, Traffic, Etc.:** As required by the City.
- **Special Hours of Operation:** None proposed at this time.
- **Preliminary Traffic Control Plan:** None proposed at this time.

Application Date: September 22, 2015
Name: Kinkade Crossing

Site Address: 17709 116th Ave SE
 Renton, WA 98058-6571

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Police Plan Review Comments**Contact:** Cyndie Parks | 425-430-7521 | cparks@rentonwa.gov

Recommendations: Minimal impact on police services.

Community Services Review Comments**Contact:** Leslie Betlach | 425-430-6619 | LBetlach@rentonwa.gov

Recommendations: 1. Five feet (5') wide bike lane per adopted Trails & Bicycle Master Plan to be included along 116th Ave SE.

Engineering Review Comments**Contact:** Rohini Nair | 425-430-7298 | mair@rentonwa.gov

Recommendations: I have reviewed the application for Kinkade Crossing preliminary plat located at 17709 116th Ave SE and have the following comments:

EXISTING CONDITIONS

WATER Water service will be provided by Soos Creek Water and Sewer service District

SEWER Sewer service will be provided by Soos Creek Water and Sewer service District

STORM There is existing 12 18 inch diameter storm water main on SE Petrovitsky Road. There is existing stormwater ditch on 116th Ave SE. There is no existing stormwater feature on SE 177th Pl.

STREETS SE Petrovitsky Road is a principal arterial, 116th Ave SE is a minor arterial, and SE 177th Pl is a residential street.

CODE REQUIREMENTS**WATER**

1. A water availability certificate from Soos Creek Water and Sewer service District was provided.
2. Approved water plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.
3. New hydrants shall be installed per Renton's fire department standards to provide the required coverage of all lots.

SANITARY SEWER

1. A sewer availability certificate from Soos Creek Water and Sewer service District was provided.
2. Approved sewer plans from Soos Creek Water and Sewer service District should be provided to the City at the utility construction permit stage.

SURFACE WATER

1. A drainage plan and drainage report, based on the City of Renton Amendments to the 2009 King County Surface Water Manual, prepared by ESM Consulting Engineers, LLC, was submitted for the project. Based on the City's flow control map, this site falls within the Flow Control Duration Standard, Forested Condition. A combined detention / water quality pond is proposed to meet the detention and water quality needs of the project. The proposed facility will be a public storm water facility. Appropriate individual lot storm water flow control BMPs will be required to be provided by the project.

The City of Renton standards require 10 feet of horizontal separation between stormwater pipe and water pipe, and 7 feet horizontal separation between the stormwater pipe and other utility pipes. The required horizontal and vertical separation will have to be provided. Stormwater pond and the pond access should be provided as per the City Amendments. Final plans and drainage report based on the requirements mentioned in the City of Renton Amendments to the 2009 King County Surface Water Manual is required to be submitted with the utility construction permit.

2. A geotechnical report prepared by Riley Group Inc. was submitted for the project. The report identifies that the soil is not good for infiltration.
3. The current surface water system development charge (SDC) fee is \$1,350.00 per new lot. Fees are payable prior to issuance of the construction permit and the fee rate that is current at the time of issuance of the utility construction permit will be applicable and the fees are payable prior to issuance of the construction permit.
4. A Construction Stormwater General Permit from Department of Ecology is required for the project since the clearing and grading exceeding one acre.
5. System Development Charge (SDC) fee is required at the time of issuance of the utility construction permit. The current fee is \$1,350 per single family house. The SDC fee that is current at the time of utility construction permit will be applicable on the project.

EXHIBIT 16

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Engineering Review Comments

Contact: Rohini Nair | 425-430-7298 | mair@rentonwa.gov

TRANSPORTATION/STREET

1. Payment of transportation impact fee is applicable on the single family houses. The current transportation impact fee rate is \$2,214.44 per new lot. The transportation impact fee that is current at the time of building permit will be levied. Payment of the transportation impact fee is due at the time of issuance of the single family building permits.
2. SE Petrovitsky Rd is a principal Arterial with existing Right of way (ROW) width of 72 feet, with 42 feet half street ROW width on the site frontage. The RMC 4 6 060 required ROW width on the 5 lane principal arterial is 103 feet, with 66 feet paved width, 0.5 feet wide curbs, 8 feet wide landscaped planters, and 8 feet wide sidewalks. As per information from Transportation section, there are plans for a separated pedestrian and bike path on the north side of SE Petrovitsky Road, which will not require bike lane paved width on the south side of SE Petrovitsky Road. Therefore, staff can support a 28 feet half street paved width along with 0.5 feet wide curb, 8 feet wide landscaped planter, 8 feet wide sidewalk, and 1 foot clear width back of the sidewalk, which will require a half street ROW width of 45.5 feet. The ROW dedication required on the project frontage based on the 45.5 feet half street ROW width is 9.5 feet, which is smaller than the RMC4 6 060 required dedication. Therefore, a street modification request should be submitted by the developer.
3. 116th Ave SE is a minor arterial with existing ROW width varying from 60 feet to 66 feet, with 30 feet half street ROW width on the site frontage. RMC 4 6 060 has a minimum ROW width of 91 feet for Minor Arterial with 0.5 feet wide curb, 8 feet wide landscaped planter, and 8 feet wide sidewalks. Since Transportation section's plan for the street includes a half street cross section that includes a 22 feet paved width (including 5 feet wide bike lane) from center line of the ROW, 0.5 feet wide curb, 8 foot wide planter, 8 feet wide sidewalk and 1 feet clear space back of sidewalk. If the required street frontage improvements, including the 1 feet clear space can be included in the 9.5 feet of ROW dedication then the proposed ROW dedication of 9.5 feet is acceptable. However, if the required street frontage improvements, including the 1.0 feet clear space needs more than 9.5 feet of ROW dedication, then the ROW dedication greater than 9.5 feet would be required to make sure that the 1 foot clear space back of sidewalk is also within the ROW. Staff can support a street modification that would meet the plan of the Transportation section. A street modification request should be submitted by the developer.
4. South 177th Place is a residential street. The east west extension of SE 177th Place from the existing dead end located at the west of the site, to connect with 116th Ave SE is proposed to meet the east west site access requirements. To meet the city code requirements, a 53 feet wide ROW width with 26 feet wide paved width with 0.5 feet wide curbs, 8 feet wide landscaped planters, and 5 feet wide sidewalks are required.
5. A limited access residential street with 20 feet paved width, with hammerheads at the north end or south end, is proposed as the internal north south site access. 0.5 feet wide curb, 7 feet wide landscaped planter (modification request should be submitted for reducing the 8 feet landscaped planter width), and 5 feet wide sidewalk are also shown on both sides of the street. The proposed ROW width for the limited access residential street is 45 feet. The hammer head turnaround should meet with fire department requirements also. Parking is not allowed on streets with 20 feet or less paved width.. No Parking signs will be required to be provided by the developer. The site does not gain direct access from SE Petrovitsky Road. A private access tract is proposed to provide shared driveway access to Lots 4, 5, and 6. RMC 4 6 060 says that the shared driveway should not be created by a subdivision of 10 or more lots. This project is a subdivision of 17 lots. The applicant had submitted a modification request for the shared driveway, which cannot be supported by staff. Therefore, the shared driveway is not appropriate. Either extend the limited access residential street further to the south, so that all lots gain access directly from the public street, or any other access option that follows the code should be proposed.. Alley access as per code requirements should be included.
6. Adequate sight distance should be provided at the intersection of the proposed new street with 116th Ave SE.
7. No lot is proposed to gain direct access from 116th Ave SE. The individual driveways shall be as per RMC 4 4 060.
8. The allowed maximum slope back of sidewalk is 4H:1V. The current plans showed a slope of 2H:1V, which should be corrected in the plans given with the utility construction permit.
9. Paving and trench restoration as per the City's Standard Trench Restoration and Pavement Overlay Standards will be applicable for any utility work or any pavement cut work in the public street.
10. Street lighting as per City standards is required on the internal access public east west and north south streets. No streetlights are required to be provided by the developer on SE Petrovitsky Rd due to existing overhead power lines. Arterial lights as per city standards are required on 116th Ave SE.
11. All sidewalks and ramps should be ADA compliant.

GENERAL COMMENTS

1. All construction utility permits for drainage and street improvements will require separate plan submittals. All utility plans shall conform to the Renton Drafting Standards. A licensed Civil Engineer shall prepare the civil plans.
2. Rockeries or retaining walls greater than 4 feet in height will be require a separate building permit. Structural calculations and plans shall be submitted for review by a licensed engineer. Special Inspection is required.
3. A tree removal and tree retention/protection plan and a separate landscape plan shall be included with the civil plan submittal.

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Fire Review - Building Comments**Contact:** Corey Thomas | 425-430-7024 | cthomas@rentonwa.gov**Recommendations: Environmental Impact Comments:**

1. The fire impact fees are currently applicable at the rate of \$479.28 per single family unit. Credit would be granted for the one existing home to be removed.

Code Related Comments:

1. The fire flow requirement for a single family home is 1,000 gpm minimum for dwellings up to 3,600 square feet (including garage and basements). If the dwelling exceeds 3,600 square feet, a minimum of 1,500 gpm fire flow would be required. A minimum of one fire hydrant is required within 300 feet of the proposed buildings and two hydrants if the fire flow goes up to 1,500 gpm. Existing hydrants can be counted toward the requirements as long as they meet current code including 5 inch storz fittings. A water availability certificate is required from Soos Creek Water and Sewer District.

2. Fire department apparatus access roadways are required to be a minimum of 20 feet wide fully paved, with 25 feet inside and 45 feet outside turning radius. Fire access roadways shall be constructed to support a 30 ton vehicle with 322 psi point loading. Access is required within 150 feet of all points on the buildings. Approved apparatus turnarounds are required for dead end roads exceeding 150 feet. Hammerhead turnarounds are allowed for dead end streets up to 300 feet long. Access as proposed appears adequate.

Planning Review Comments**Contact:** Clark Close | 425-430-7289 | cclose@rentonwa.gov

Recommendations: 1. RMC section 4 4 030C.2 limits haul hours between eight thirty (8:30) a.m. and three thirty (3:30) p.m., Monday through Friday unless otherwise approved in advance by the Development Services Division.

2. Commercial, multi family, new single family and other nonresidential construction activities shall be restricted to the hours between seven o'clock (7:00) a.m. and eight o'clock (8:00) p.m., Monday through Friday. Work on Saturdays shall be restricted to the hours between nine o'clock (9:00) a.m. and eight o'clock (8:00) p.m. No work shall be permitted on Sundays.

3. Within thirty (30) days of completion of grading work, the applicant shall hydroseed or plants appropriate ground cover over any portion of the site that is graded or cleared of vegetation and where no further construction work will occur within ninety (90) days. Alternative measures such as mulch, sodding, or plastic covering as specified in the current King County Surface Water Management Design Manual as adopted by the City of Renton may be proposed between the dates of November 1st and March 31st of each year. The Development Services Division's approval of this work is required prior to final inspection and approval of the permit.

4. A National Permit Discharge Elimination System (NPDES) permit is required when more than one acre is being cleared.

5. The applicant may not fill, excavate, stack or store any equipment, dispose of any materials, supplies or fluids, operate any equipment, install impervious surfaces, or compact the earth in any way within the area defined by the drip line of any tree to be retained.

6. The applicant shall erect and maintain six foot (6') high chain link temporary construction fencing around the drip lines of all retained trees, or along the perimeter of a stand of retained trees. Placards shall be placed on fencing every fifty feet (50') indicating the words, "NO TRESPASSING – Protected Trees" or on each side of the fencing if less than fifty feet (50'). Site access to individually protected trees or groups of trees shall be fenced and signed. Individual trees shall be fenced on four (4) sides. In addition, the applicant shall provide supervision whenever equipment or trucks are moving near trees.